

West Greenville Community Newsletter

City of Greenville

Volume 1, Issue 2 June 2005



P. O. Box 7207
Greenville, NC 27835
(252)329-4494

A Good Community

According to "Webster's," a community is a group of people residing in the same locality and under the same government with common interests, likeness or identity, having shared ownership and participation.

A community should desire to be powerful and inspiring. It should strive to ensure the basic emotional, physical and spiritual needs of everyone in the community are met.

Based on a Springfield, Missouri initiative project, a good



community, as best as we understand it and to which we aspire, is a community which have the following characteristics:

- Every child has a family where he or she is cared for and loved.
- People are safe in their

homes and on the streets.

- All children have access to the kind of education which builds character, citizenship, and career skills, and provides the understanding and skills necessary for making good choices.



- There is clear agreement on a basic set of values which are considered important enough to pass on to the children.

- All citizens take care to preserve the human habitat and pass it on undiminished to future generations.

- The lives of members are enriched by the arts and informed by the lessons of history.

- Resources that make for health are within the reach of all.

• There is a vigorous civil society, a productive market economy, and effective institutions of democratic government, and all three sectors work together with a shared vision of the community's welfare and future.



• All citizens have a heart for work. There is rewarding and dignified employment for all who are able to work, and economic growth is linked to economic justice.

• Individual initiative an effort are encouraged and understood to find their highest fulfillment in generosity and service to the community.

We believe Greenville is a good place to live. It is not perfect, but our unified vision will help make it the great community we would like for it to become.

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Community Revitalization in Greenville

- 1. Q** What does “Community Revitalization” or “Redevelopment” mean?
A Redevelopment and revitalization are terms that are often used to mean the same thing. In Greenville, these terms refer to improvement activities that take place within the Center City – West Greenville Revitalization Project area.
- 2. Q** Ok, so where is the project area?
A Generally, the boundaries of the western project area include Memorial Drive to the west, Ward Street to the north, Dickinson Avenue to the east and Tenth Street/ Farmville Boulevard to the south. The eastern project area includes the “Uptown” area between the Tar River to the north, Tenth Street to the south, Pitt Street to the west and Reade Street to the east. Maps that show the exact boundary are available from the City and can also be found on the Planning Department’s website at www.greenvillenc.gov.
- 3. Q** What sort of improvement activities will take place?
A The goals of the Revitalization Plan include removing the symptoms of urban blight such as substandard housing, incompatible land uses, and inadequate public infrastructure and the creation of opportunities for economic development including quality, affordable housing, improved streets and traffic flow, and locations where businesses can prosper and create jobs. Each year, a detailed list, known as a “Work Plan”, will be developed and approved by the Redevelopment Commission and the City of Greenville to show what specific activities will take place during that year. The work plan will be available for public review and comment.
- 4. Q** What is the Redevelopment Commission?
A The Redevelopment Commission is a group of seven Greenville citizens who are appointed by our City Council members to plan and implement revitalization activities. Each member is appointed to serve a five year term. If you think you might be interested in serving on the Redevelopment Commission, you should contact the City Clerk’s office located in City Hall to fill out an interest form.
- 5. Q** Is it true that some properties will be purchased in the project area as part of the plan?
A Yes, properties will be purchased for several different reasons including, to build new public or private buildings, and most frequently, to replace dilapidated housing with quality, affordable new housing. As part of this process, every effort will be made to provide residents with the opportunity to remain in, or close to their neighborhood.
- 6. Q** If my property is going to be purchased, how will the price be determined?
A When a property is purchased as part of the Revitalization Project, a licensed real estate appraiser is hired at no charge to the seller to determine the fair price of the property. The appraisal price is used to establish fair market value and the offer price. If the seller is not satisfied with that offer, the seller can pay to have their own appraisal done, and this appraisal may be considered in setting the offer price as well.
- 7. Q** Will I be forced to move if I don’t want to sell my property?
A Generally, every effort will be made to preserve owner occupied homes within the Revitalization Project area. However, there may be cases where the purchase of a particular property is essential to remove incompatible land uses, or to complete some other improvement. In those cases, property owners will be given early notice of the need to purchase their property, will receive fair market value for their property, and will be protected by the laws of the State of North Carolina and the United States to ensure that they are treated fairly.
- 8. Q** What happens to me if I am a renter and my landlord sells the property I live in as part of the Revitalization Project?
A If you are a legal tenant in a property purchased as part of the Revitalization Project, you will be provided with financial assistance to help you find decent and safe rental housing in a similar price range to what you were paying at the time you were asked to move. In some cases depending on your financial situation, you may be able to work through other areas of the Revitalization Program to become a homeowner. If you think you might be interested in becoming a homeowner, please contact the City of Greenville at 329-4481.
- 9. Q** Is there any assistance available for me if I am a homeowner living within the project area and my house needs repairs?
A An important part of the Revitalization Project is to maintain, and even increase homeownership within the project area. If you own your home and meet several other criteria, you may be eligible for financial assistance to fix up your home. Contact the City of Greenville for more information at 329-4481.
- 10. Q** Is it true that the Revitalization Plan calls for the removal of commercial property along Martin Luther King, Jr. Drive?
A The Revitalization Plan has been designed so that Martin Luther King, Jr. Drive will become a residential street lined with quality residential

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housing. The street and adjacent areas will be improved with things like trees, sidewalks and bicycle lanes, and over time, much of the non-residential traffic will be moved to a newly improved link between Tenth Street and Stantonsburg Road. In order to make this happen, non-residential properties along MLK Drive will be purchased, with uses such as nightclubs and commercial/retail establishments purchased ahead of traditional neighborhood support uses.

11. Q If all of the businesses are removed from the Martin Luther King, Jr. Drive area, where can I do business?

A Understanding that area residents will need shopping and other commercial services near by, the Revitalization Plan calls for a new business area to be developed about four or five blocks south of the MLK Corridor. Project planners will work to provide quality commercial neighborhood support uses in the area, and, will work to assist existing neighborhood support businesses to relocate to the new commercial area.

12. Q Is it true that a new road is being planned that will connect Tenth Street with Stantonsburg Road?

A City and State transportation plans have long called for a new section of road to be developed that will link Tenth Street where it stops at Dickinson Avenue with Stantonsburg Road near Memorial Drive. It is expected that the planning stage for this project will last for 2-3 years, during which time there will be many opportunities for public comment and involvement at community workshops and public hearings. The planning stage will also be used to develop environmental studies, as well as to ultimately determine what is known as the "Least Environmentally Damaging Preferred Alternative", a fancy way of saying the route that is best for the community and for our environment. It is expected that right of way acquisition will not start before 2008, with construction starting in 2009 and lasting for approximately three years. Once completed, the new Tenth Street Connector will serve to safely move high volumes of traffic from East to West and will help to reduce traffic on other streets such as Martin Luther King, Jr. Drive where traffic levels can disrupt the quality of life in neighborhoods.

13. Q The Revitalization Plan seems to be all about land, streets and buildings, how will it address social and economic issues?

A Clearly, the Center City – West Greenville Revitalization Plan is a physical improvement plan. However, the plan was designed so that the physical improvement activities would make possible other social and economic improvements such as new or expanded schools, new roads, quality and affordable

housing and new business areas with the potential to create new jobs.

14. Q Will an effort be made to preserve historic structures, especially old tobacco warehouses, within the project area?

A It is a goal of the Revitalization Plan to save, restore and reuse historic structures where possible. In some cases, the poor condition of the structure, or, a lack of private sector interest in redeveloping the structure may cause project planners to pursue other options for historic properties. When new structures are built, efforts will be made to ensure that the new construction is compatible with the character of existing construction.

15. Q Is this plan intended to eliminate the African-American Community from West Greenville?

A When thinking about redevelopment, many Greenville residents may recall the urban renewal projects of the late 1960's and 1970's where wholesale demolition of neighborhoods and relocation of residents took place. Today, our revitalization programs are about improving, not removing what is already in place. Revitalization efforts will focus on preserving existing homeowners, and increasing homeownership from the current 20% to over 50% in the project area. West Greenville is the current, and historic heart of the City's African American community and thus, must be preserved, protected and enhanced such that the area is a source of pride both to its long-term residents and the entire City of Greenville.

16. Q Is it true that there are more intensive uses planned for the Town Common, and, what sort of provisions are being made for public open or "green" spaces in the Revitalization Plan?

A While the Plan does not call for a change of use at the Town Common, there has been interest in providing additional amenities to attract more users and to better serve the public. As various projects within the Plan are implemented, significant attention will certainly be given to ensuring that projects incorporate public open spaces wherever practicable.

17. Q Where can I get more detailed answers to these or other questions, or more information about the Revitalization Plan?

A Please call the City of Greenville at 252-329-4504 with any questions you may have related to the Revitalization Program. You may also wish to view our website which can be found at www.greenvillenc.gov under the [Planning Department's website](#). We look forward to hearing from you.

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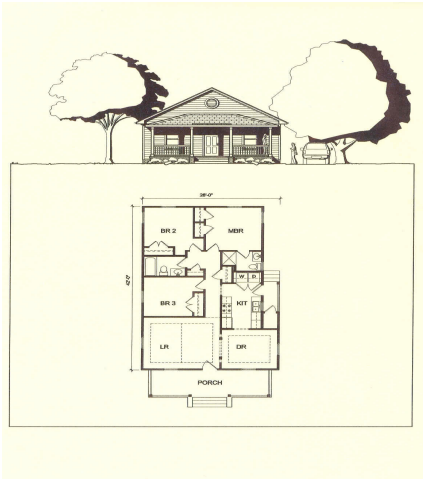
New Home Construction

The City of Greenville is proud to announce the construction of the first four (4) homes to be built in the 45-Block Revitalization Area.

Metropolitan CDC in conjunction with Rick Steven Builders will build the homes. The new homes will be located on Davenport Street, Douglas Avenue and McKinley Avenue. The homes are priced between \$80,000 and \$83,000.00.

The homes have a minimum of three-bedrooms and two full baths and will include all major appliances. The plans selected will blend well with the existing homes on that street. Larger homes for persons with disabilities or large families can be built to meet the family's needs. Downpayment Assistance will be available for eligible first time homebuyers.

The Hinton



Three bedrooms and 2 baths.
Formal floor plan with separate
living room and tray ceiling
dinning room.

The 45-Block Revitalization Area has not had a new home built in it since the 1980's. The City is excited about the new homes and the opportunity it creates to increase the number of homeowners. The building of these homes is a sign of growth and progress in the 45-block area. New home construction will continue throughout the revitalization process.

For more information about the design of the new homes call Karen Gilkey at 329-4505. If you are interested in purchasing one of these homes call Gloria Kesler at 329-4226.

Strengthening Our Community Through Employment and Education

**Finding the
right job
connecting
the right
people.....**



What:	Job Seekers Informational Meeting
When:	Wednesday, June 22, 2005
Where:	C. M. Eppes Center
Time:	10:00 a.m. - 12:00 noon 2:00 p.m. - 4:00 p.m. 6:00 p.m. - 8:00 p.m.

Please refer to the attached flyer!

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RENTERS

Are YOU Interested
In Becoming a
Homeowner?

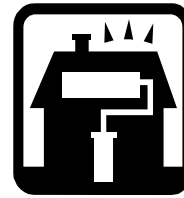
Are you a Renter within the
West Greenville 45-Block
Revitalization Area looking to
buy the home you live in?

Are you a Renter looking to
buy a home located within the
West Greenville 45-Block
Revitalization Area?

West Greenville 45-Block Revitalization Program

The City of Greenville has funds to
assist qualified renters purchase a home
within the 45-Block Revitalization Area.

Funds may also be available to assist
with rehabilitation of the property.



For additional Information contact

Gloria H. Kesler

252-329-4226

Check Your Credit Report

Your credit report demonstrates to
potential lenders how you handle
debt and helps them to determine
whether or not you are a good
candidate to lend money to.

You should review your credit
report from each credit reporting
agency at least once a year and
especially before making a large
purchase, like a house or car.

Contact information for the Credit Reporting Agencies:

Equifax

1-800-685-1111

www.equifax.com

Experian

1-888- 397-3742

www.experian.com

TransUnion

1-800- 888-4213

www.transunion.com

If you find an error, the credit report-
ing agency must investigate and re-
spond to you within 30 days. If you
are in the process of applying for a
loan, immediately notify your lender
of any incorrect information in your
report.

For Additional Information Contact:
City of Greenville
Planning & Community Development
Gloria H. Kesler
252-329-4226